

June 17, 2009

**MINUTES OF A REGULAR MEETING OF
THE TORRANCE PLANNING COMMISSION**

1. CALL TO ORDER

The Torrance Planning Commission convened in a regular session at 7:04 p.m. on Wednesday, June 17, 2009 in the Council Chambers at Torrance City Hall.

2. SALUTE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Busch.

3. ROLL CALL

Present: Commissioners Busch, Gibson, Horwich, Skoll, Weideman and Chairperson Browning.

Absent: Commissioner Uchima.

Also Present: Planning Manager Lodan, Planning Associate Martinez, Plans Examiner Noh, Transportation Planning Manager Semaan, Deputy City Attorney Sullivan and Fire Marshal Kazandjian.

MOTION: Commissioner Weideman moved to grant Commissioner Uchima an excused absence for this meeting. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote.

4. POSTING OF THE AGENDA

Planning Manager Lodan reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on Friday, June 12, 2009.

5. APPROVAL OF MINUTES

MOTION: Commissioner Weideman moved for the approval of the April 15, 2009 Planning Commission minutes as submitted. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote, with Commissioner Busch abstaining (absent Commissioner Uchima).

MOTION: Commissioner Busch moved for the approval of the May 6, 2009 Planning Commission minutes as submitted. The motion was seconded by Commissioner Weideman and passed by unanimous roll call vote (absent Commissioner Uchima).

6. REQUESTS FOR POSTPONEMENTS – None.

Chairperson Browning reviewed the policies and procedures of the Planning Commission, including the right to appeal decisions to the City Council.

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7. ORAL COMMUNICATIONS #1

7A. Pat Mooney, Torrance, noted that he appeared before the Commission approximately one year ago to suggest that public notice signs include the City's website address so people would be able to access information about a project over the Internet, but related his understanding that the signs have not been changed.

Commissioner Busch requested that staff provide a status report on this item at the next meeting.

Agenda Item 12A was considered out of order at this time.

12A. CUP09-00003, VAR09-00001, WAV09-00007 (EAS09-00001): GOSPEL VENTURE INTERNATIONAL CHURCH

Planning Commission adoption of resolutions reflecting their decision to adopt a Negative Declaration, approve a Conditional Use Permit to allow the conversion of an industrial building for the operation of a church, and a Waiver to allow less than required setbacks on property located in the M-L Zone at 17811 Western Avenue.

Planning Associate Martinez read aloud the number and title of Planning Commission Resolution Nos. 09-025 and 09-026.

MOTION: Commissioner Busch moved for the adoption of Planning Commission Resolution Nos. 09-025 and 09-026. The motion was seconded by Councilmember Gibson and passed by unanimous roll call vote (absent Commissioner Uchima).

8. TIME EXTENSIONS – None.

9. CONTINUED HEARINGS – None.

10. WAIVERS – None.

11. FORMAL HEARINGS

11A. CUP09-00007: BEVMO! (LA CAZE PARTNERSHIP)

Planning Commission consideration for approval of a Conditional Use Permit to allow beer and wine tasting in conjunction with retail sales of beer and wine for off-site consumption on property located in the PD Zone at 2533-A Pacific Coast Highway.

Recommendation

Approval.

Planning Associate Martinez introduced the request.

Joel Weis, representing BevMo, voiced his agreement with the recommended conditions of approval, noting that this would be the second BevMo in Torrance.

Responding to questions from the Commission, Mr. Weis reported that the company has an elaborate training program for employees, which includes a thorough review of ABC (Alcoholic Beverage Control) laws and company policies regarding the sale of alcohol. He noted that a “mystery shopper” posing as an underage customer visits each of BevMo’s 100 stores every month and anyone who sells to the decoy is terminated on the spot. He explained that each check stand and tasting station is equipped with a machine that scans driver’s licenses to confirm that they are valid.

Commissioner Busch stated that he found Mr. Weis’s responses very reassuring and a lot of problems could be eliminated if other companies selling alcoholic beverages adopted these policies.

Commissioner Gibson asked about the condition requiring “perimeter control devices” to be installed on all shopping carts.

Deputy City Attorney Sullivan explained that the devices lock the wheels of shopping carts if someone tries to take a cart off the premises and it is required because it saves the City the expense of rounding them up.

In response to Chairman Browning’s inquiry, Mr. Weis confirmed that all shopping carts would be stored inside the building in compliance with Condition No. 10.

MOTION: Commissioner Horwich moved to close the public hearing. The motion was seconded by Commissioner Weideman and passed by unanimous roll call vote (absent Commissioner Uchima).

MOTION: Commissioner Weideman moved for the approval of CUP09-00007, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Chairperson Browning and passed by unanimous roll call vote (absent Commissioner Uchima).

Planning Associate Martinez read aloud the number and title of Planning Commission Resolution No. 09-027.

MOTION: Commissioner Weideman moved for the approval of Planning Commission Resolution No. 09-027. The motion was seconded by Chairperson Browning and passed by unanimous roll call vote (absent Commissioner Uchima).

11B. CUP09-00008: TODD MANNER – FIEDLER GROUP (TOYOTA MOTOR COMPANY)

Planning Commission consideration for approval of a Conditional Use Permit to allow the construction and operation of a new hydrogen fueling station with a learning center on a portion of an existing parking lot on property located in the M-1/P-1 Zones at 2055 190th Street.

Recommendation

Approval.

Planning Associate Martinez introduced the request and noted supplemental material available at the meeting consisting of correspondence summarizing the applicant's outreach efforts.

Todd Manner, representing Fiedler Group, shared renderings of the proposed project.

Chairperson Browning voiced his opinion that it would be in the applicant's best interest to continue the hearing because he felt additional information was needed before making a decision on the project and he also felt it was important for the applicant to meet with residents immediately adjacent, noting that neighbors he had spoken with had not been contacted.

Commissioner Busch pointed out that according to the supplemental material, Shell Hydrogen made a presentation to the North Torrance Homeowners Association Board about the project on June 11, 2009.

Commissioner Busch questioned whether the Fire Department's hazmat team had reviewed the project and Fire Marshal Kazandjian advised that there has been a preliminary review and a formal review would take place if the project is approved.

Noting that the station is not intended for public use at this time, Commissioner Busch voiced his opinion that any change in this status should come back to the Commission instead of the Community Development Director as required by Condition No. 10.

In response to Chairperson Browning's inquiry, Mr. Manner confirmed that he had experts present who could answer questions about hydrogen fuel and that he would like to go forward with the hearing.

Mr. Manner provided background information about the proposed hydrogen fueling station. He reported the following

- That Shell Hydrogen is partnering with Toyota, Honda, Daimler-Chrysler, U.S. Department of Energy and SCAQMD (South Coast Air Quality Management District) on this project;
- That the station will have a futuristic design with two dispensers and a canopy;
- That it will utilize the existing hydrogen pipeline on 190th Street;
- That the station will be unattended and open 7 days a week, 24 hours a day;
- That a limited number of people commissioned by the auto manufacturers will be using the facility;
- That they will receive special training and must enter a password for access;
- That vehicles must be plugged in and authorized before fuel is dispensed;
- That smart dispensers that monitor the fill will be used, with inspections on a regular basis;
- That fueling takes 2-6 minutes and there is no venting of gas;
- That the station will include numerous safety features and be subjected to rigorous testing before it opens;
- That there will be a closed circuit monitoring system with six cameras that can be viewed remotely;

- That the equipment will be screened by a block wall and landscaping will be added to act as a buffer;
- That the project will include a learning center, which will offer educational programs for the local community, government agencies and first responders;
- That the project meets all Building Code requirements and will have more than the required parking.
- That Shell has owned and operated the hydrogen pipeline for over 30 years without incident and operates 54 hydrogen production facilities worldwide.

Noting that Condition No. 22 requires that a "Right Turn Only" sign be installed at the new easterly driveway, Chairperson Browning stated that he favored making both driveways right turn only should the project be approved.

Commissioner Weideman suggested that the applicant provide more information about the training of operators and security features so Commissioners would have a greater comfort level since this is a new and unique type of project.

Brad Smith, Shell Hydrogen, reported that the company has been involved in hydrogen fueling facilities for over ten years; that it has an integrated gasoline/hydrogen station in West Los Angeles and another one opening in Culver City within the next few weeks; that well over 1200 fuelings have been conducted with no incidents; and that the Torrance station would provide hydrogen fueling for a small fleet of corporately-owned vehicles, with no public access.

Chairperson Browning asked about the Hindenburg disaster and the involvement of hydrogen.

Mr. Smith explained that the Hindenburg disaster occurred over 70 years ago when the material covering the Zeppelin ignited during tethering; that the covering's composition was very close to rocket fuel; and that while hydrogen was inside the airship for buoyancy, it was not the cause of the disaster and the same thing would have occurred with helium.

In response to Commissioner Gibson's inquiry, Mr. Smith reported that the station will be automated and will not require that someone be on-site; that the procedure for fueling is not difficult and is similar to fueling a compressed natural gas vehicle; and that a site inspection will be conducted three times a week. He explained that the project has a sunset date of three years because it is a Department of Energy cost-sharing program. He noted that Toyota is providing the property for the station and the California Air Resources Board (CARB) is involved in the learning center portion.

Commissioner Busch commended staff for encouraging the applicant to incorporate "green building" concepts and requiring that it comply with Regional Water Quality Control Board low impact design requirements.

In response to Commissioner Busch's inquiry, Mr. Smith advised that the vehicles will be owned by auto manufacturers; that consumers may be allowed to drive them after being properly trained; and that no payment is required at the fueling station because it is strictly for demonstration purposes.

Commissioner Busch asked if the station would close after three years, and Mr. Smith stated that that would be the worst case scenario, noting that the station is not dependant on the DOE grant to operate and it only provides for cost-sharing on the initial equipment. He explained that it's the company's goal to have hydrogen become "the fuel" instead of an alternative fuel because it's carbon free, produces no emissions and twice as efficient as gasoline. He acknowledged that as with any new technology, fuel cell vehicles are expensive as are their fueling stations.

Commissioner Gibson asked if the applicant had any chemical engineers available to answer questions, and technical representatives present indicated that they were mechanical engineers.

Commissioner Gibson stated that she had major concerns about the safety of this project and her concerns had not been allayed by the applicant's presentation or responses. She noted that her husband, who has a PhD in plasma physics, tried to make a career out of fuel cells, however projects were repeatedly cancelled because they were not financially viable.

Fire Marshal Kazandjian suggested that the applicant discuss how hydrogen compares with other fuels, such as gasoline and propane, in terms of volatility and provide more information about the system's safety features in laymen's terms. He also suggested that the applicant explain the concept of the "hydrogen highway."

Chairperson Browning reiterated his earlier suggestion that the applicant request a continuance.

A brief discussion ensued and it was the consensus of the Commission to continue the hearing so the applicant could discuss the project with adjacent residential neighbors and provide more information regarding the fueling system and safety features; the training process for those who will be using the facility; and security measures to prevent unauthorized access.

Deputy City Attorney Sullivan clarified that the applicant was not obligated to contact neighbors, noting that property owners within 500 feet received notification of the project.

Commissioner Skoll stated that he was disappointed that there was no report from the Fire Department's hazmat team confirming that there were no safety hazards associated with the site.

Mr. Smith expressed his willingness to continue the hearing and provide the requested information.

Planning Manager Lodan recommended that the Commission allow the public to comment before continuing the hearing.

Chris Cognac, 18926 Wilton Place, stated that he lives closest to the project and did not know anything about it until it was brought to his attention by an elderly neighbor who had seen the public notice sign. He voiced objections to the project, expressing concerns about noise from machinery, spillover from lights, and safety issues, noting that he already has to contend with the threat of explosion from the ExxonMobil refinery.

He also expressed concerns about the impact on his property value, suggesting that potential buyers would be put off by what looks like a spaceship parked to the rear of his backyard. He reported that Toyota has not been a good neighbor and he has been bothered by lights and alarms going off. He related his belief that the applicant was remiss in not contacting adjacent residents, explaining that his neighborhood is a small residential area bounded by the 405 freeway and industrial uses and it is not tied to the North Torrance Homeowners Association.

Commissioners encouraged the applicant to meet with adjacent neighbors to discuss their concerns.

Chairperson Browning stated that he believed the burden of proof would be on the applicant with regard to whether or not the project would impact Mr. Cognac's property value.

MOTION: Commissioner Busch moved to continue the hearing to July 8, 2009. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote (absent Commissioner Uchima).

Chairperson Browning noted that the hearing would not be re-advertised because it was continued to a date certain.

Planning Manager Lodan asked that anyone present in the audience with concerns about the project leave contact information with staff.

11C. EAS08-00005, CUP08-00026, DIV08-00012, DVP08-00005, MOD08-00014 & WAV08-00014: TORRANCE MEMORIAL MEDICAL CENTER – CRAIG LEACH

Planning Commission consideration for adoption of a Mitigated Negative Declaration, in conjunction with a request for approval of a Conditional Use Permit to allow the construction of a new 7-story hospital tower with a basement, in conjunction with the removal of an existing medical office condominium building located at 3250 Lomita Boulevard and the removal of an existing industrial building located at 3201 Lomita Boulevard to provide a portion of the required parking in an off-site location. The project also involves the consolidation of existing lots at 3250 and 3330 Lomita Boulevard as well as the consolidation of existing lots and street dedication on 3201 Lomita Boulevard. 3201 Lomita Boulevard is located in the M-2 Zone, and 3250 and 3330 Lomita Boulevard are located in the HBCSP-HMD Zone.

Recommendation

Approval.

Planning Associate Martinez introduced the request and noted supplemental material available at the meeting consisting of correspondence received after the agenda item was completed.

Chairperson Browning announced that he was recusing himself from consideration of this matter because his wife is employed by Torrance Memorial Medical Center and he believed it was the ethical thing to do, noting that he had reviewed the

situation with legal counsel. He exited Council Chambers and Vice Chair Weideman conducted the remainder of the meeting.

Vice Chair Weideman disclosed that he is president of the Torrance Cultural Arts Foundation, a voluntary, unpaid position; that Torrance Memorial Hospital has been a generous donor to some of the organization's fundraisers; that he did not solicit the donations and they will not influence his decision; and that his decision will be based on information in the public record along with information received at this hearing.

Commissioner Skoll reported that he attended a meeting of the Southeast Torrance Homeowners Association on March 19, 2009, at which Torrance Memorial provided a brief overview of the project; that there was some discussion afterward, mainly about traffic; that he did not speak to representatives of Torrance Memorial or ask any questions; and that he provided a copy of the presentation to Planning staff. In addition, he disclosed that his doctor works at Torrance Memorial and he is receiving treatment at the hospital's cardiac rehabilitation center; that there was mention of tonight's hearing, but he had not discussed the project itself with the doctor or fellow patients at the rehabilitation center; and that he did not believe the project would affect him any more than any other member of the general public, therefore, he intended to participate in this hearing. He noted that he was given a tour of the site on June 2 by Craig Leach, Torrance Memorial president and CEO, but had not made any decision about the project and his decision will be based on information in the public record and information received at this hearing.

Commissioner Busch disclosed that he and his family have been treated at Torrance Memorial, however, this would not interfere with his judgment on this item and reported that he also visited the site and met with Mr. Leach.

Craig Leach, president and CEO of Torrance Memorial Medical Center, noted that it has taken years of preparation to get to this point and thanked Community Development, Traffic Division, and Fire Department staff for their help and guidance.

With the aid of slides, Mr. Leach provided an overview of the project per written material of record. He explained that the project is necessary to comply with seismic standards; to increase the number of hospital beds to deal with the demand created by the closure of other area hospitals and the aging population; and to modernize hospital facilities and provide ample space for new medical technologies. He noted that the new 7-story, 375,000 square-foot tower will be tied to the existing hospital so that ancillary services like the pharmacy won't have to be duplicated and this will also facilitate the movement of patients from the emergency room to ICU.

Mr. Leach reviewed the proposed parking arrangements and traffic improvements. He noted that day shift employees/volunteers will park across the street on the Honeywell property and be shuttled to the hospital so there will be ample on-site visitor and patient parking and that Honeywell eventually plans to vacate the property and demolish existing buildings leaving additional space for parking, as well as acting as a land bank for future hospital improvements. He explained that the hospital's main entrance will be moved to the east and shared with the Boeing property, with a new deceleration lane and traffic signal installed to provide for safer ingress/egress and improve the flow of traffic.

Mr. Leach noted that sustainable building concepts have been incorporated into the design and the project will qualify for the U.S. Green Building Council's Silver Level of LEED (Leadership in Energy and Environmental Design) certification for healthcare facilities. He explained that the project will be funded by existing reserves, donations and new debt and that it is scheduled to start in 2010 and be completed in 2015.

Dr. David Rand, Torrance Memorial chief of staff, explained that recent hospital closures have placed a strain on the hospital and there is a great need for more hospital beds. He urged approval of the project as it will make life easier for physicians and medical staff and allow them to better serve the community.

Dr. Norman Panitch stated that when he was chief of staff in the 1980's, Torrance Memorial was closed to new doctors because it could not accommodate them and he did not want to see that happen again. He discussed the need for more hospital beds, noting that he is president of THIPA (Torrance Hospital Independent Practice Association), which has an exclusive arrangement with TMMC to provide hospital care for the association's 60,000 patients. He noted that the problem will be exacerbated when healthcare insurance reforms are enacted because there will be an influx of new patients.

Dr. Mark Lurie, cardiologist, stressed the importance of obtaining medical treatment for heart attack patients as quickly as possible, noting that the proposed project will ensure that emergency room facilities and patient beds are available. He commended Mr. Leach for his leadership and vision.

Vice Chair Weideman noted that the Commission must first consider the Environment Assessment Report (EAS08-00005) before considering the project itself and invited comments on this topic.

Commissioner Busch reported that he had reviewed all the information provided and wanted to highlight the fact that over 30% of admissions to Torrance Memorial are from Torrance zip codes. He related his belief that it was important to consider the greater good in projects such as this because protecting the health and safety of the public is one of the most important duties of government. He voiced his opinion that when the project is completed, it will be the crown jewel of health care in the South Bay.

In response to Commissioner Busch's inquiry, Rich Barretto of Linscott, Law & Greenspan, traffic consultant for the project, confirmed that the impact of the proposed Rockefeller Group project further east on Lomita Boulevard was included as part of the cumulative counts in the traffic study.

Commissioner Busch commended Torrance Memorial for continuing its longstanding practice of not charging for parking. Noting that there will be an excess of 19 parking spaces, he asked about increasing the number of handicapped spaces because 74 out of a total of 2472 spaces seems rather low for a medical use even though it exceeds the requirement of 45 spaces.

Mr. Leach agreed to look into the possibility of adding more handicapped parking, noting that there are certain requirements for handicapped spaces, i.e. a clear path of travel with no cars backing up in the area, so it's not just a matter of making spaces larger.

Commissioner Skoll asked about the LEED certification, and Mr. Leach explained that points are awarded for energy efficient/sustainable features and the project's 37 points will qualify it for silver level certification.

Commissioner Skoll expressed concerns that the traffic study extends only to the year 2012 and the project will not be completed until 2015, and Mr. Barretto explained that the incremental increase in traffic will be the same no matter when the project is completed.

Commissioner Horwich questioned whether staff agrees with the traffic consultant's assessment that the project's impact on traffic will be completely mitigated by the proposed improvements.

Transportation Planning Manager Semaan reported that staff reviewed the traffic study and the consultant's analysis was in accordance with the methodology used by the City.

Commissioner Horwich, noting the current economic downturn, asked if the hospital was prepared to take on the expense of demolishing buildings on the Honeywell property if Honeywell could not afford to do so. Mr. Leach advised that the sales agreement mandates that Honeywell pay for the demolition of the buildings.

In response to Commissioner Gibson's inquiry, Mr. Leach reported that buses shuttling employees will operate from 6:30 a.m. to 7:30 p.m., with three buses operating during peak hours. He doubted that a security guard would be necessary to monitor the off-site parking lot during nighttime hours but agreed to look into this matter.

In response to Vice Chair Weideman's inquiry, Mr. Barretto provided clarification regarding Mitigation Measure T-6, which requires that the applicant modify traffic signal and striping plans at Hawthorne Boulevard/Lomita Boulevard. He explained that this measure was not more specific because it goes along with T-5, which requires that the applicant widen and/or re-stripe Lomita Boulevard to provide a second westbound right turn lane.

Responding to questions from Commissioners, Mr. Leach confirmed that he was amenable to the recommendations in the letter from the Department of Transportation dated May 26, 2009 (staff report pages 80-81). He also confirmed that the project has obtained clearance from the Federal Aviation Administration and that the hospital does not plan to build another heliport.

Commissioner Busch noted the numerous letters of support from community organizations and businesses included in the agenda material.

Commissioner Skoll reported that Dr. Marc Stratton, who has an office on Telo Avenue, had mentioned to him that he believed a traffic signal should be installed at Telo and Lomita Boulevard.

Mr. Barretto advised that project's impact did not warrant the installation of a signal at this intersection, however, this was something City staff could look into.

Vice Chair Weideman invited comments from the public on the Environment Assessment Report.

John Bailey, president of Southeast Torrance Homeowners Association, reported that representatives of Torrance Memorial presented the project to members on March 19, 2009 and most of them were enthusiastic and pleased that Torrance Memorial would continue to be a viable hospital, however, traffic continues to be a major concern. He expressed disappointment that mitigation measures do not address traffic on Telo Avenue, explaining that the street is frequently used to avoid congestion at Lomita Boulevard and Crenshaw. He conceded that the hospital wasn't contributing to the problem at this time as residents in the area report that most of the traffic comes from the commercial/industrial area north of Lomita Boulevard.

MOTION: Commissioner Busch moved to approve the adoption of a Mitigated Negative Declaration. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote (absent Commissioner Uchima and Chairperson Browning).

Commissioner Busch noted that the community also benefits from having Torrance Memorial's burn center so close, relating his understanding that the only other burn center in the LA area is in Sherman Oaks. Voicing support for the project, he reiterated his suggestion that consideration be given to increasing the handicapped parking, especially right in front near the entrance to the building where it would be the most useful.

Vice Chair Weideman invited public comment on the project.

David Buxton, representing Tormed Medical Buildings, 3440 Lomita Boulevard, expressed support for the project, noting that Torrance Memorial has been on the list of the country's top 100 hospitals in 4 of the last 10 years. He related his experience that there is a major shortage of beds at the hospital which requires patients to be shuffled around and urged that the project be approved without delay.

Returning to the podium, Mr. Leach voiced his agreement with the recommended conditions of approval and thanked Commissioners for their time and attention.

MOTION: Commissioner Busch moved to close the public hearing. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote (absent Commissioner Uchima and Chairperson Browning).

In response to Vice Chair Weideman's inquiry, Planning Manager Lodan advised that the project will not be subject to new development fees because the entitlement process will be completed before the fees take effect.

Vice Chair Weideman noted that the letter from the Department of Transportation, District 7, Office of Public Transportation and Regional Planning (staff report – page 80-81) recommends that construction-related truck trips on state highways be limited to off-peak hours.

Transportation Planning Manager Semaan reported that the recommendation was very much in line with City practices and that his staff will work closely with the Building and Safety Department to try to minimize the impact on traffic.

Commissioner Horwich stated that he was pleased that Torrance Memorial does not plan to change its policy of not charging for parking and that he would like to add that as a condition of approval.

MOTION: Commissioner Busch moved for the approval of CUP08-00026, DIV08-00012, DVP08-00005, MOD08-00014 and WAV08-00014 as conditioned, including all findings of fact set forth by staff, with the following modifications:

Add

- That the applicant shall work with staff to maximize the amount of handicapped parking spaces available on site.
- That no fee shall be charged for parking.

The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote (absent Commissioner Uchima and Chairperson Browning).

Planning Associate Martinez read aloud the number and title of Planning Commission Resolution Nos. 09-029, 09-30, 09-031, 09-032 and 09-033.

MOTION: Commissioner Busch moved for the approval of Planning Commission Resolution Nos. 09-029, 09-030, 09-031, 09-032 and 09-033 as amended. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote (absent Commissioner Uchima and Chairperson Browning).

The Commission briefly recessed from 9:57 p.m. to 10:03 p.m.

12. RESOLUTIONS

12A. CUP09-00003, VAR09-00001, WAV09-00007 (EAS09-00001): GOSPEL VENTURE INTERNATIONAL CHURCH

Considered out of order, see page 2.

13. PUBLIC WORKSHOP ITEMS – None.

14. MISCELLANEOUS ITEMS – None.

15. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS

Planning Manager Lodan reported that the project at 428 Via Mesa Grande was approved by the City Council on June 2, adding a condition that the height be lowered by 1.4 feet, and that the applicant requested reconsideration of that decision at the June 9 Council meeting, but the Council declined to do so.

16. REVIEW OF TENTATIVE PLANNING COMMISSION CASES

Planning Manager Lodan reported that Council Chambers is not available on July 15, therefore the only meeting in July will be held on July 8, 2009.

17. ORAL COMMUNICATIONS #2

17A. Commissioner Busch commended Vice Chair Weideman for doing an excellent job of chairing the hearing on the Torrance Memorial expansion project.

17B. Commissioner Busch commended Chairperson Browning for conducting meetings in a very professional, diplomatic and fair manner over the past year, relating his belief that his ethics are above reproach and he has served the Commission well.

17C. Commissioner Skoll also commended Vice Chair Weideman and noted that he has served with Chairperson Browning on various commissions and found him to be very fair.

17D. Commissioner Gibson commented that she was pleased to see the quote from former North Carolina State University basketball coach Jim Valvano on the agenda cover.

18. ADJOURNMENT

At 10:10 p.m., the meeting was adjourned to Wednesday, July 8, 2009 at 7:00 p.m.

Approved as Amended August 5, 2009 s/ Sue Herbers, City Clerk
